



M

RADHARC FHLANNÁIN

SLÍ NA MANACH
MUNGRET

A development by

 **Dwellings**



RADHARC FHLANNÁIN A DWELLINGS DEVELOPMENT

Dwellings
are delighted to
present the first
phase of Radharc
Fhlannáin, an
exceptional
development of 66
new one, two, three
and four bedroom
A-rated homes in
the vibrant and
welcoming village
of Mungret, Co.
Limerick.



RADHARC FHLANNÁIN A DWELLINGS DEVELOPMENT



The images shown are of similar Dwellings homes in Sli na Manach.





Set in a sustainable and natural setting, these A-rated homes are practical and elegant as well as being highly energy efficient.

They are spacious homes designed for your life; whether that's playing with your kids, entertaining friends, chilling on the couch or working from home, you can do it all in a bright, comfortable and relaxing environment.

Designed to meet the demands of modern living, the houses offer well-thought-out accommodation and a very generous amount of both private and open space. The landscaping and natural setting will further enhance the rural setting.

Radharc Fhlannáin offers a niche lifestyle, ideal for both young families and busy professionals, whether trading up or down.



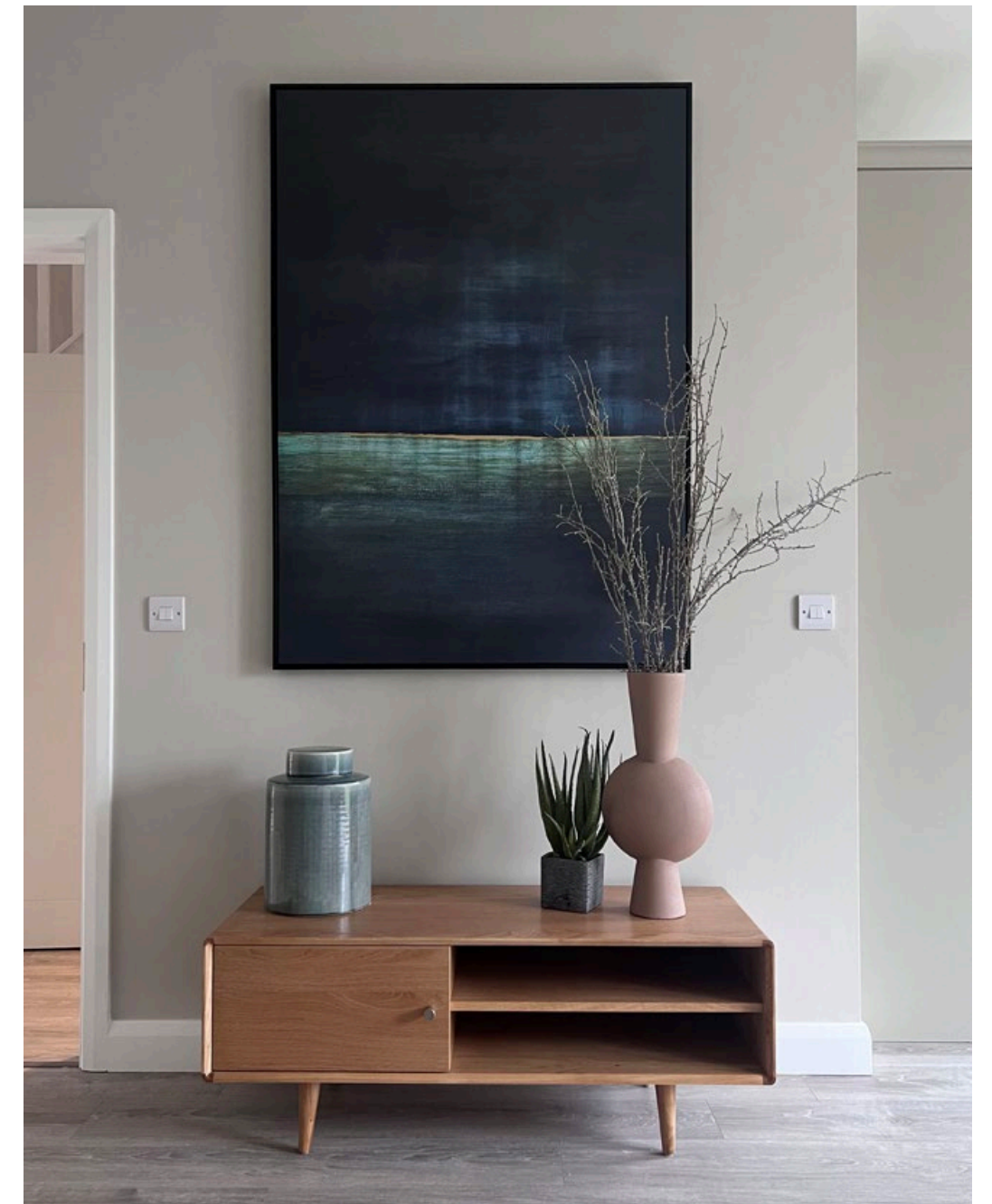
The images shown are of similar Dwellings homes in Sli na Manach.



Our generous and stylish kitchen and dining spaces are designed to make the best use of the most popular room in the house.

There is ample room for cooking, dining and everyday family life. Large patio doors allow natural light to flood the room and let you enjoy your garden whatever the occasion.

The images shown are of a similar Dwellings 3 bed home.

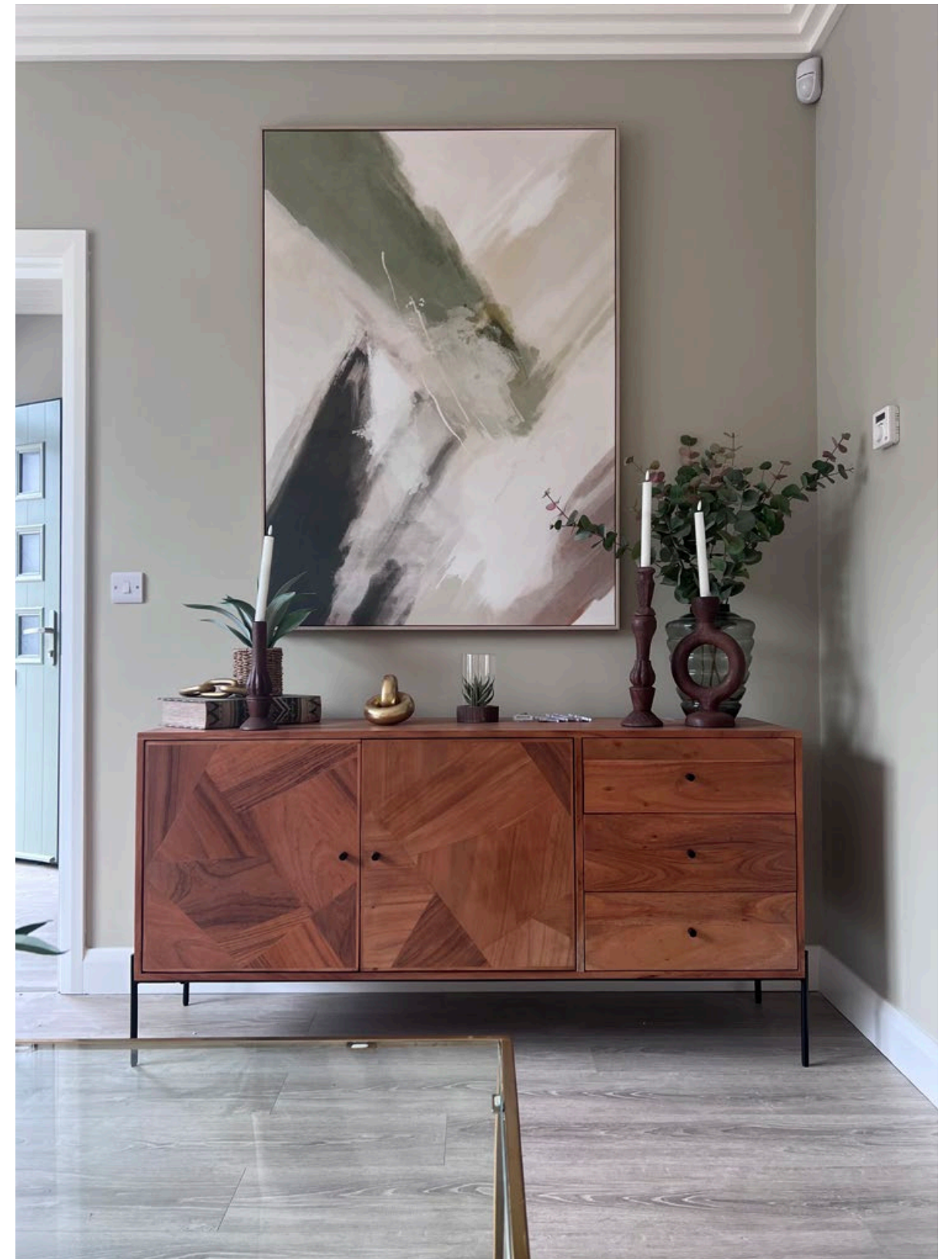


These high-quality superbly designed homes offer plenty of scope for you to create living spaces to suit your own needs.

Clever use of space, high-quality materials and excellent finishes – from floor to ceiling – all play a vital part in making these warm, light-filled and generous spaces homes that will be a pleasure to live in.



The images shown are of a similar Dwellings 3 bed home.





Creative design, the right materials and clever touches like generous storage areas all combine to make warm inviting bedrooms and equally luxurious bathrooms. These rooms make the perfect sanctuary for unwinding and sleeping at the end of a long day.



The images shown are of a similar Dwellings 3 bed home.



A better environment.

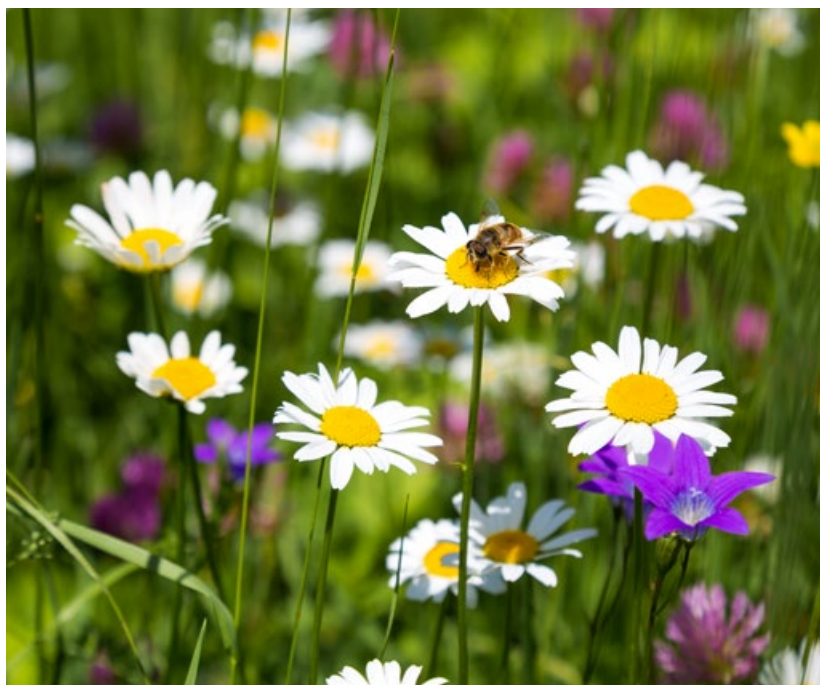
We are a proudly Pollinator Friendly Business, so as part of our commitment to creating a better environment within our developments, we aim to:

Plant pollinator-friendly mixes of perennials and flowering shrubs in public spaces.

Plant native trees in public spaces.

Plant mixed bulb drifts of pollinator-friendly plants in public spaces.

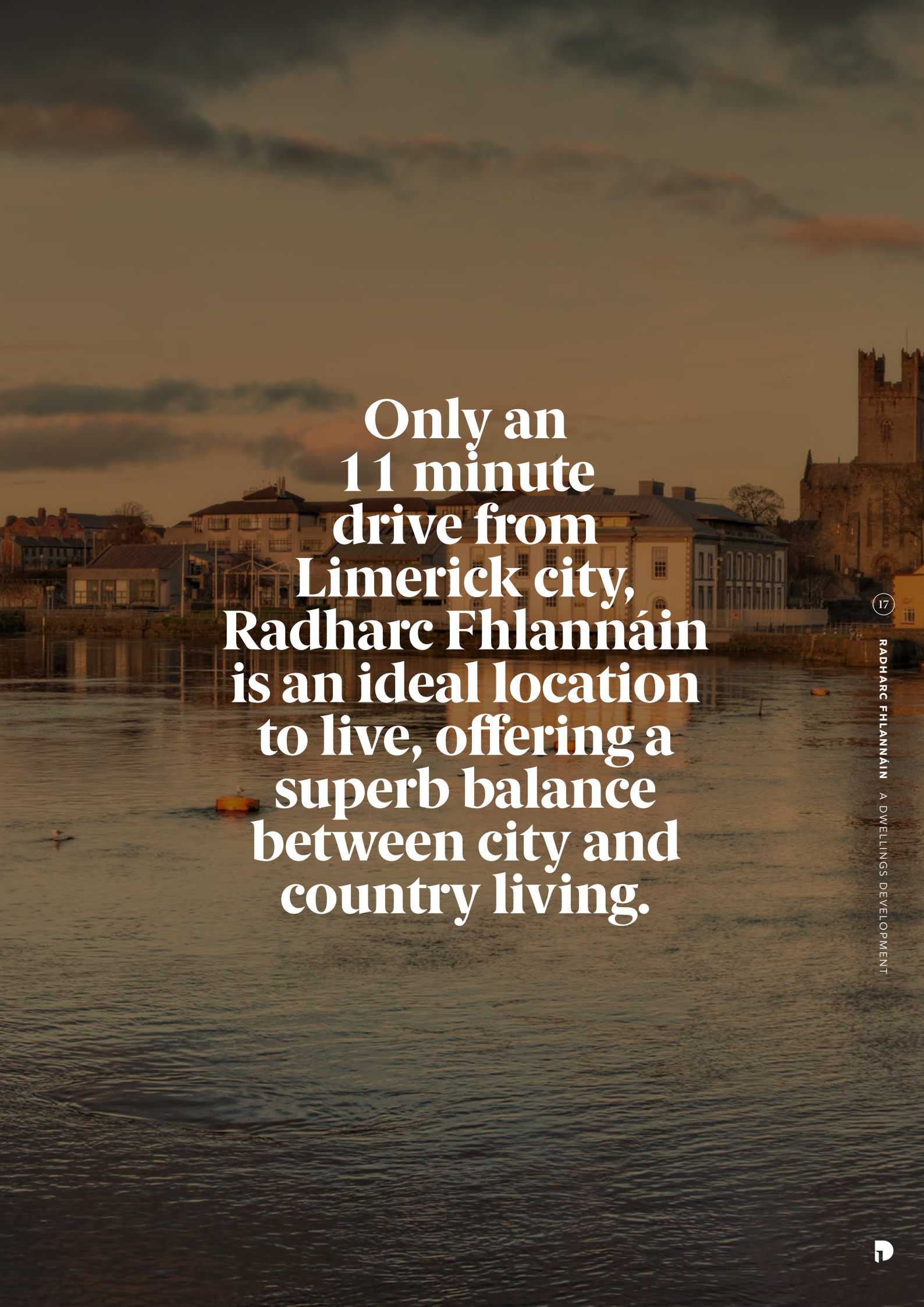
Retain (or regenerate) native hedgerow habitats.





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RADHARC FHLANNÁIN A DWELLINGS DEVELOPMENT



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Only an
11 minute
drive from
Limerick city,
Radharc Fhlannáin
is an ideal location
to live, offering a
superb balance
between city and
country living.

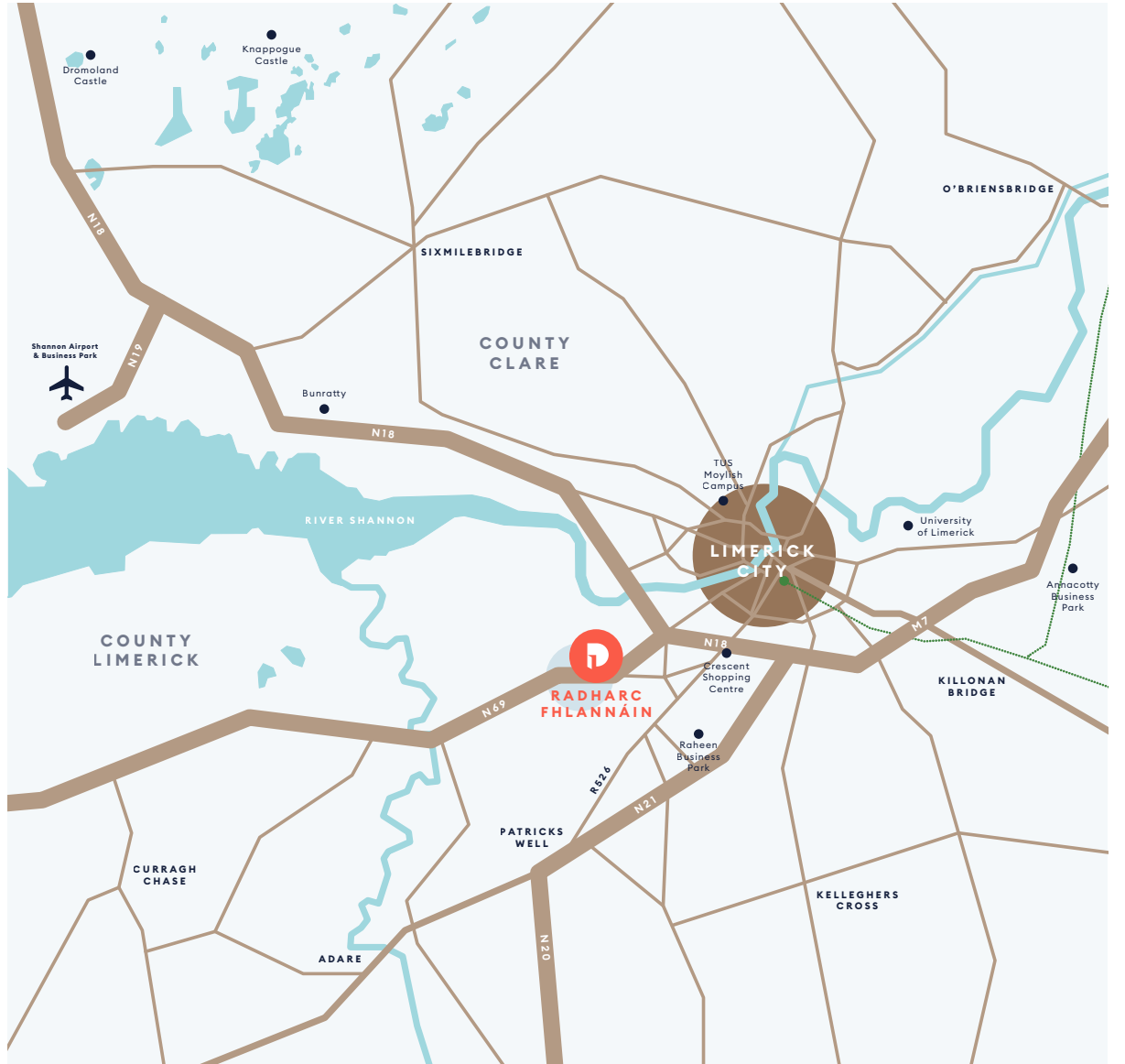
Situated in the highly sought-after commuter village of Mungret, Radharc Fhlannáin enjoys a wide choice of amenities within a very short distance.

2024 saw the opening of another new educational facility in Mungret. The new Community College now joins the list of primary and post primary educational facilities, all set within a new state of the art educational campus. The Campus is adjacent to the historic Mungret College grounds, connected by a new network of public cycle routes, public playground and mature trees. Radharc Fhlannain frames the main entrance to Mungret College and the historic Gate Lodge.

Comprising of 3,000 square metres, the Mungret public playground includes equipment suitable for both able and non-able-bodied children with a sensory area for children on the autistic spectrum. The park and playground are not just for children – there are two kilometres of walks and cycle paths with stunning views from the top of the site – in addition to a dog park. Adult exercise equipment and benches are being provided along the perimeter of the park.

The Crescent Shopping Centre is situated within walking distance of Radharc Fhlannáin. One of the biggest shopping centres in Limerick, it has over 100 retail units including major retailers such as Tesco, Penneys, Zara, Next, River Island, Boots and Gym + Coffee, in addition to Nandos, Milano, KFC, McDonalds, Krispy Kreme, Omniplex Cinema, Banks, Library and a modern playground.





Well Connected

City centre	Shannon Airport	University Hospital Limerick	University of Limerick	Raheen Business Park
11	25	4	16	7
minutes	minutes	minutes	minutes	minutes

Off-peak times (Source: Google Maps)

Specifications & Finishes

ENERGY RATING

N.Z.E.B. A2 BER Rated.

Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.

High quality insulated timber frame.

High performance black uPVC double glazed windows and front door

EXTERNAL FINISHES

Front elevation features Kilkenny natural limestone with painted nap plaster finish to rest of the house.

Black flat tile finish to the roof.

Black uPVC fascia, soffit, and guttering.

INTERNAL FINISHES

High ceilings to ground and first floor.

Solid timber staircase with hardwood handrail.

Quality interior joinery to include oak internal doors with chrome handles and contemporary skirting and architraves.

Timber laminate flooring to kitchen/ dining/family, hall & living room.

Coving to hallway and living room.

Modern fitted wardrobes to all bedrooms.

KITCHEN/UTILITY

Modern fitted kitchen with tiled splashback.

Separate utility area.

Tiling to utility floor.

BATHROOM/ENSUITE/WC

All bathrooms and ensuite fitted with high-quality sanitaryware, heated towel rail and vanity unit.

All bathrooms fitted with electric shower and shower screen.

Pump shower and shower door in all ensuites.

Attractive tiles on all bathroom floors and wet areas.

Tiling to ground floor WC floor and splashback to wash hand basin.

ELECTRICAL

Specifications as per showhouse.

Future proofing for electrical car charging point.

SAFETY AND SECURITY

House wired for intruder alarm system.

C02 monitors and smoke detectors

uPVC front door with multi-locking system.

CONNECTIVITY AND MEDIA

Broadband ducting in place.

TV points to kitchen/dining/family, living room and master bedroom.

USB charging points to kitchen/ dining/family, living room and master bedroom.

Telephone and data connections in hall.

GARDENS

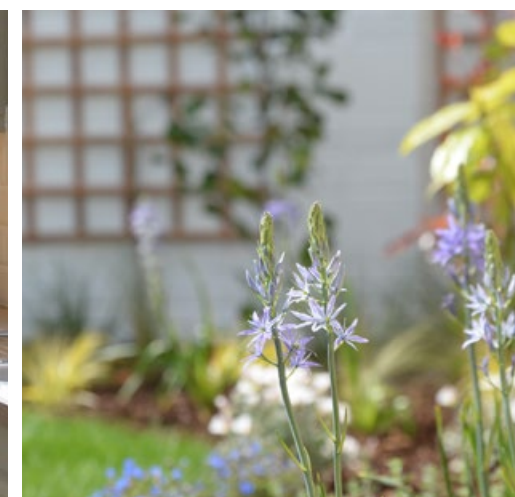
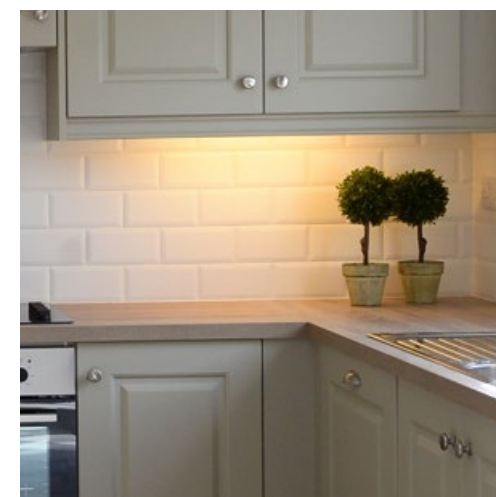
High quality paving to the front driveways.

Gardens landscaped, levelled and seeded with divider fencing.

Outdoor tap fitted to rear gardens.

GUARANTEES

10-year HomeBond Structural Guarantee, Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.



Approved for the Help to Buy Scheme.



Site Plan

Type A

3 Bed Semi-Detached / Mid/End Terrace
c. 110-115 sq.m / 1,184-1,237 sq.ft

Type B

2 Bed Mid/End-Terrace
c. 86 sq.m / 925 sq.ft

Type C

2 Bed Bungalow
c. 66 sq.m / 710 sq.ft

Type D

4 Bed Detached
c. 146 sq.m / 1,571 sq.ft

Type E

4 Bed Semi-Detached
c. 146 sq.m / 1,571 sq.ft

Type F

1 Bed Own Door Apartments
c. 50/55 sq.m / 538/592 sq.ft

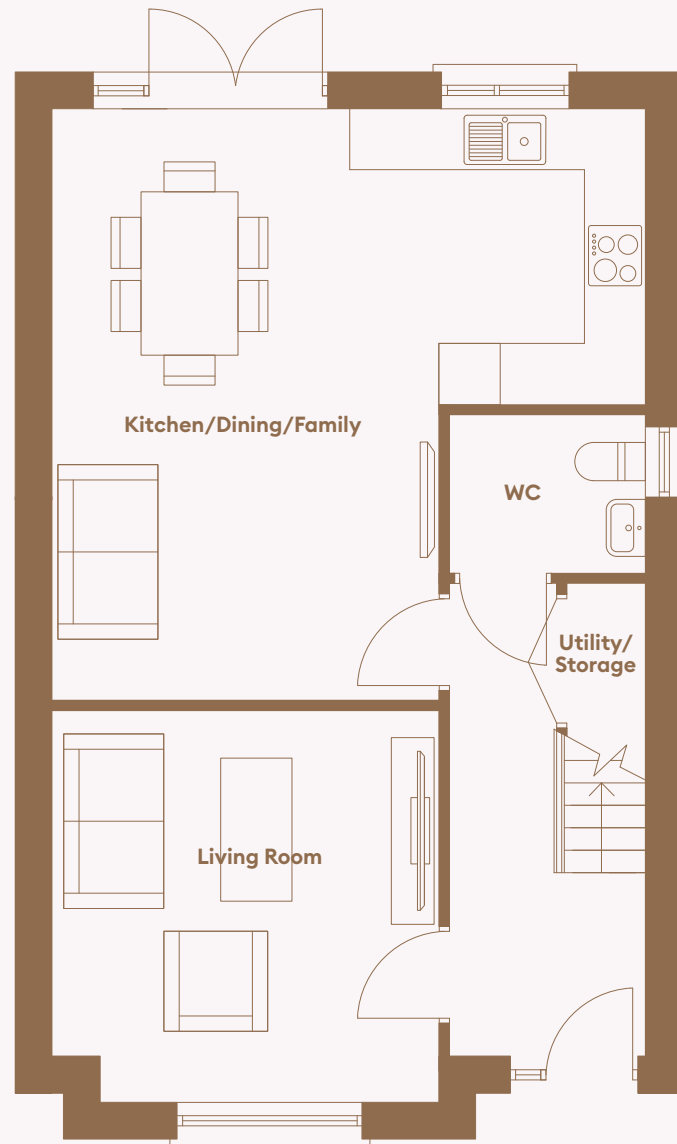


Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

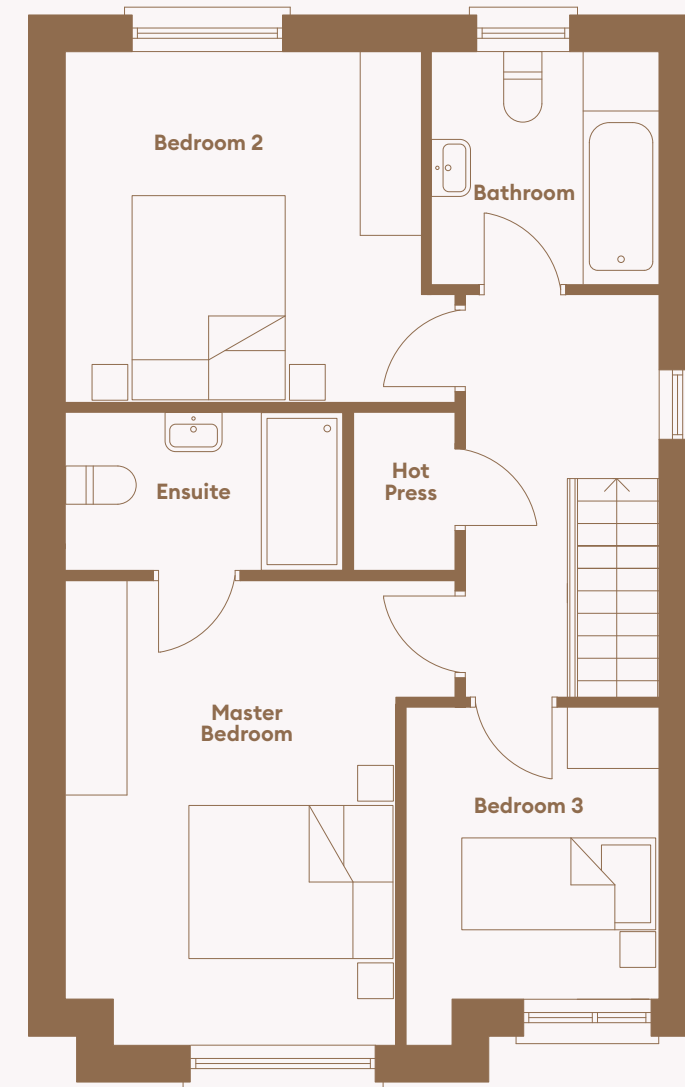
Type A

3 BED SEMI/MID/END TERRACE

c. 110 sq.m /
1,184 sq.ft



GROUND FLOOR



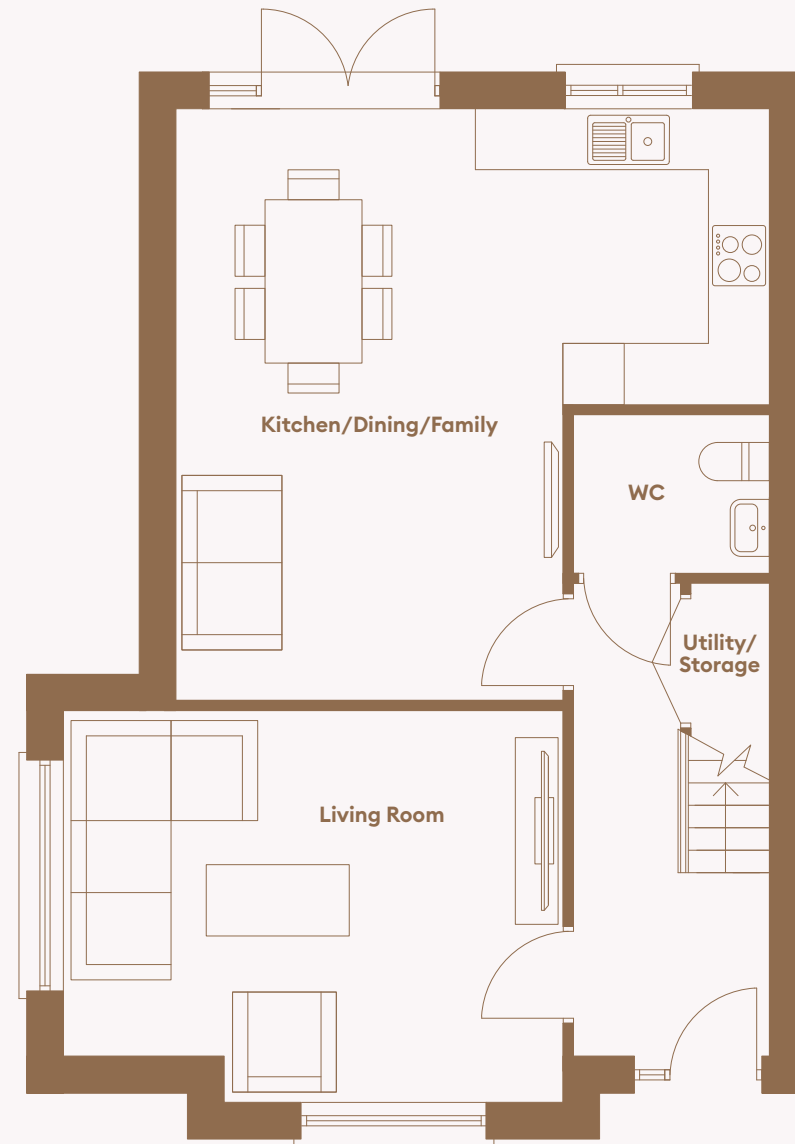
FIRST FLOOR

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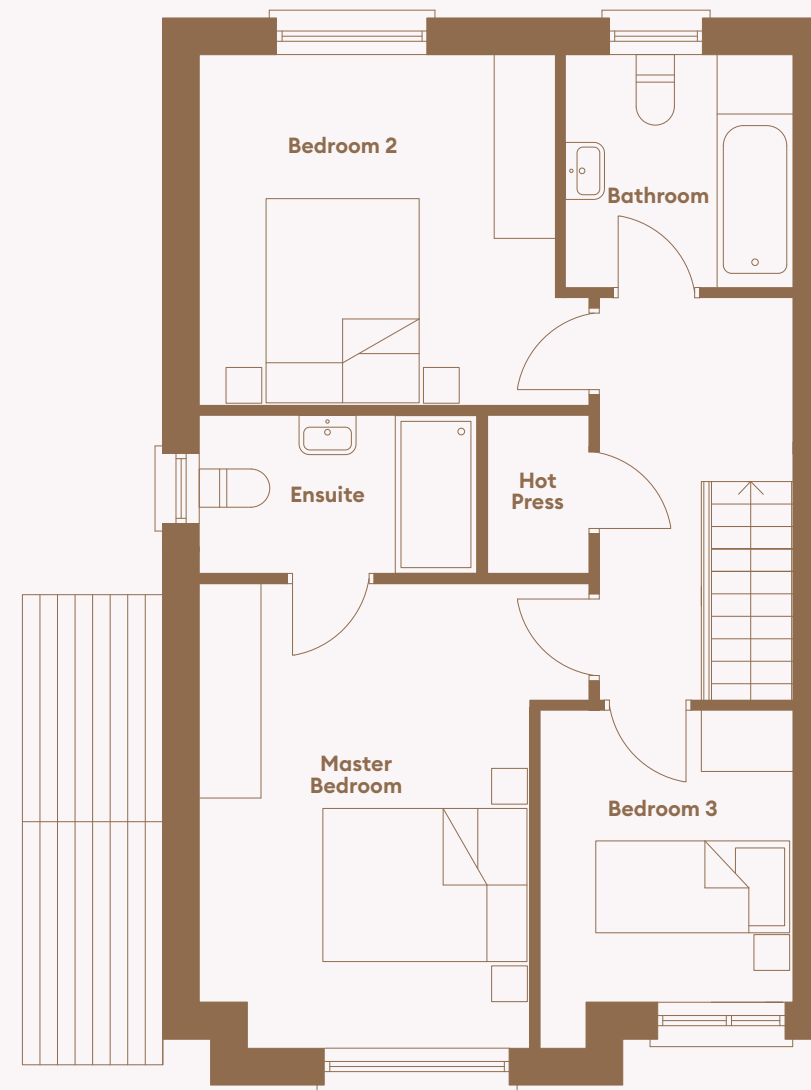
Type A

3 BED
DUAL ASPECT

c. 115 sq.m /
1,237 sq.ft



GROUND FLOOR



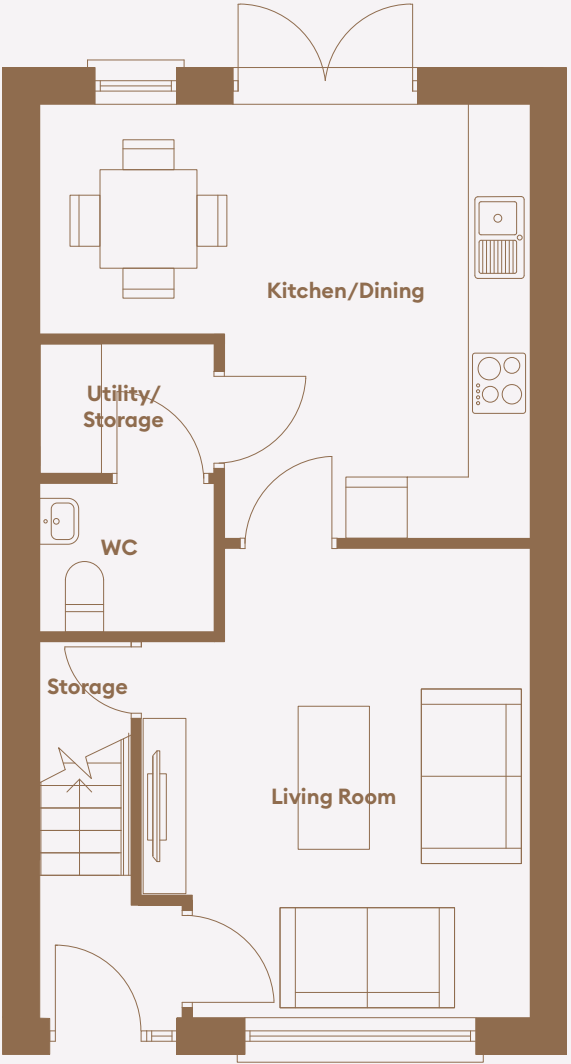
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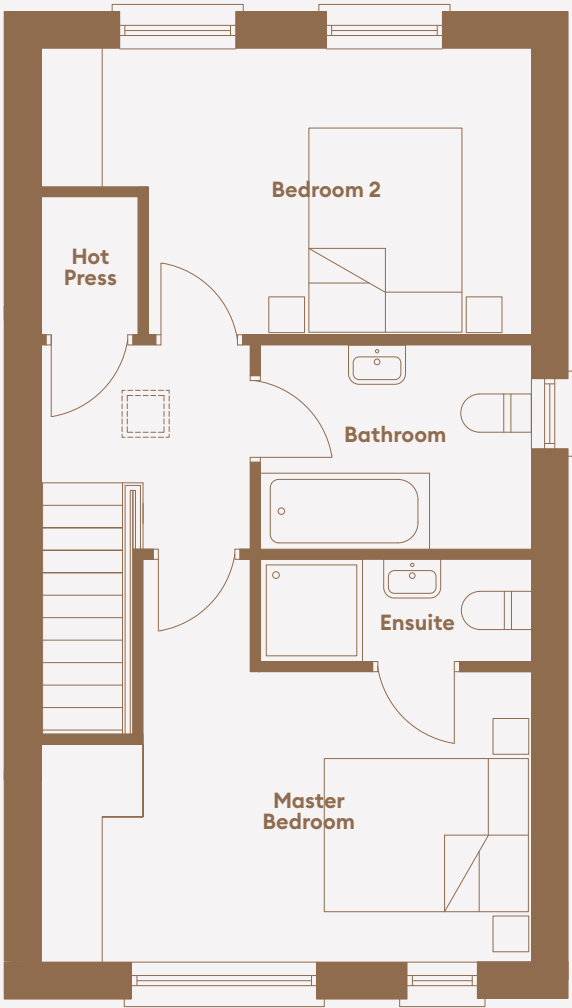
Type B

2 BED
MID/END-TERRACE

c. 86 sq.m / 925 sq.ft



GROUND FLOOR

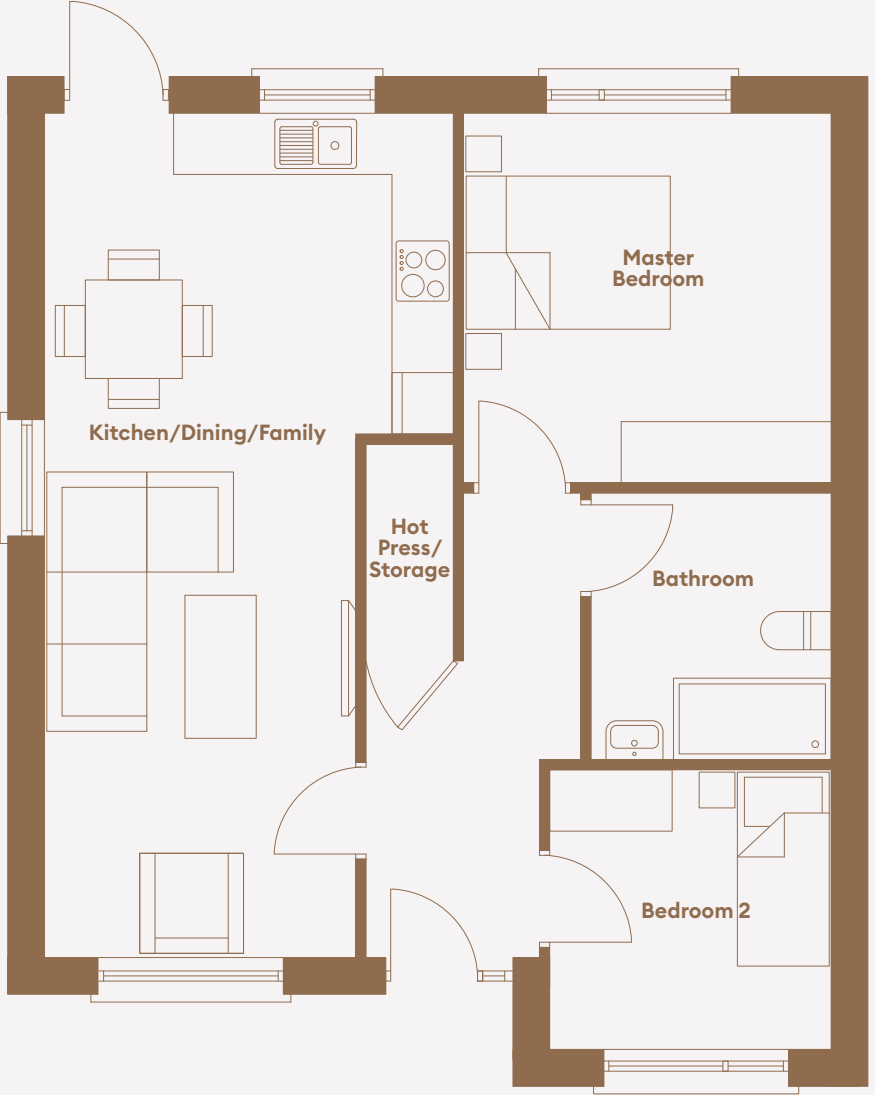


FIRST FLOOR

Type C

2 BED
MID/END-TERRACE
BUNGALOW

c. 66 sq.m / 710 sq.ft



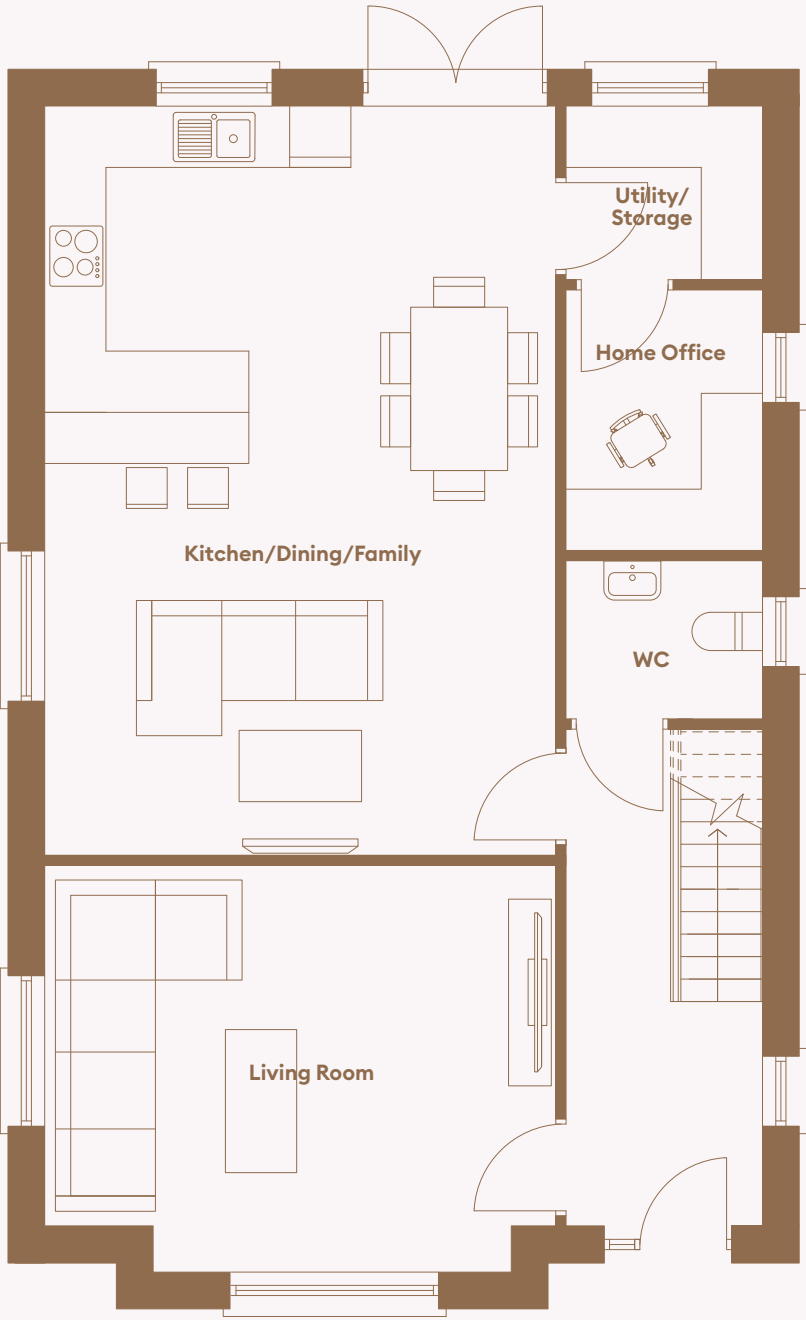
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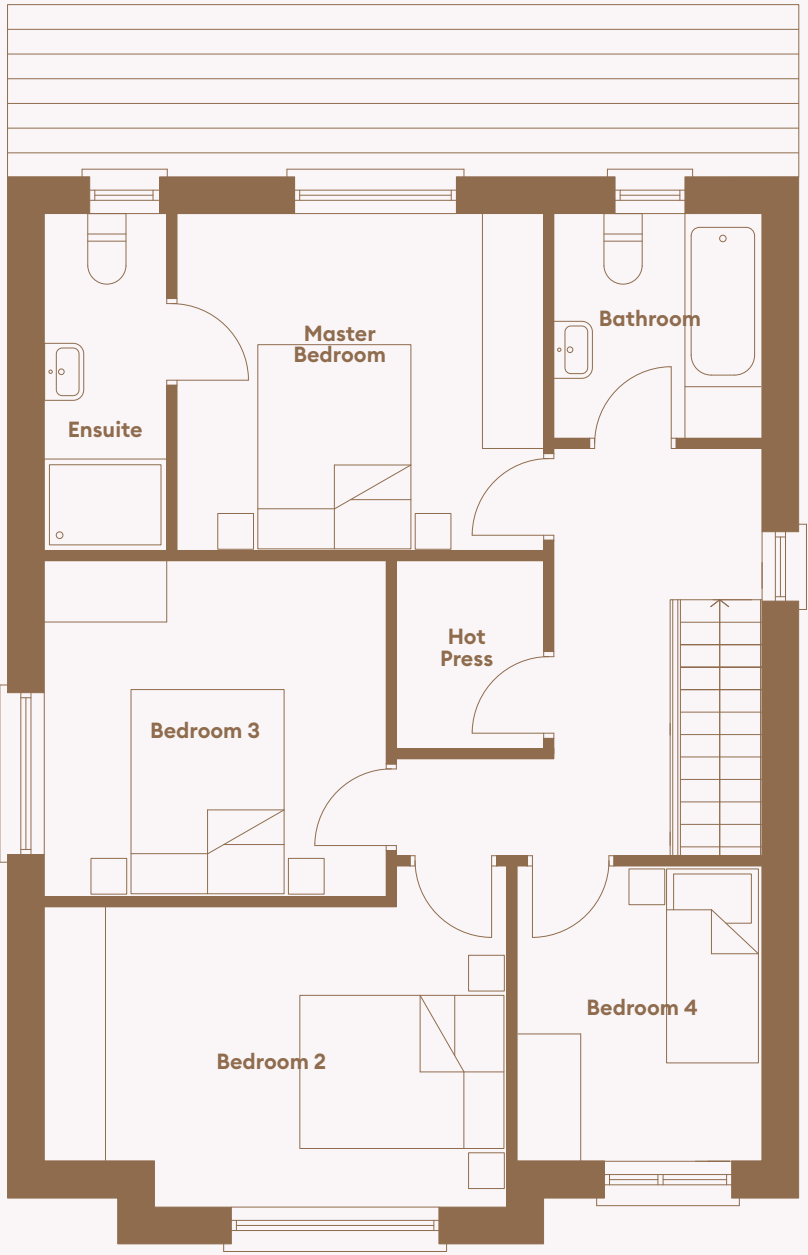
Type D

4 BED
DETACHED

c. 146 sq.m /
1,571 sq.ft



GROUND FLOOR



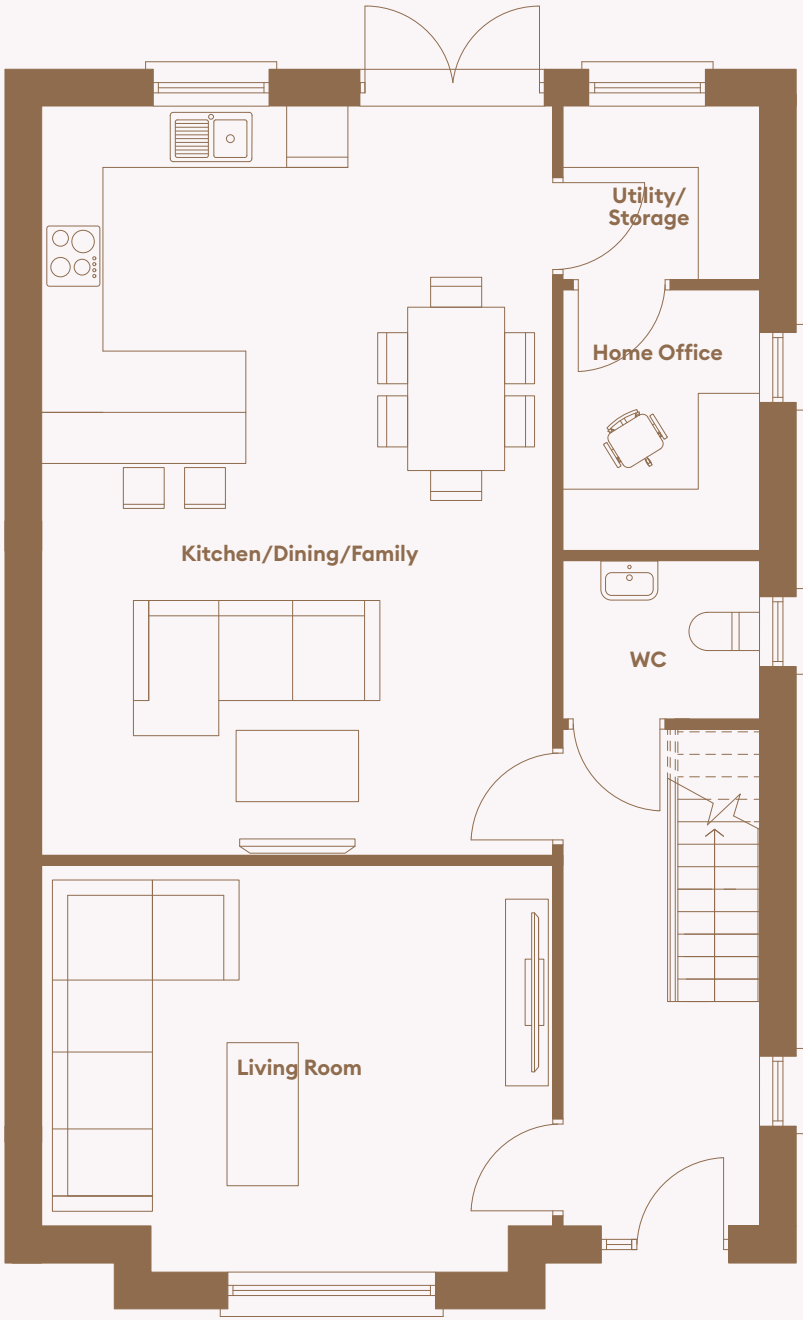
FIRST FLOOR

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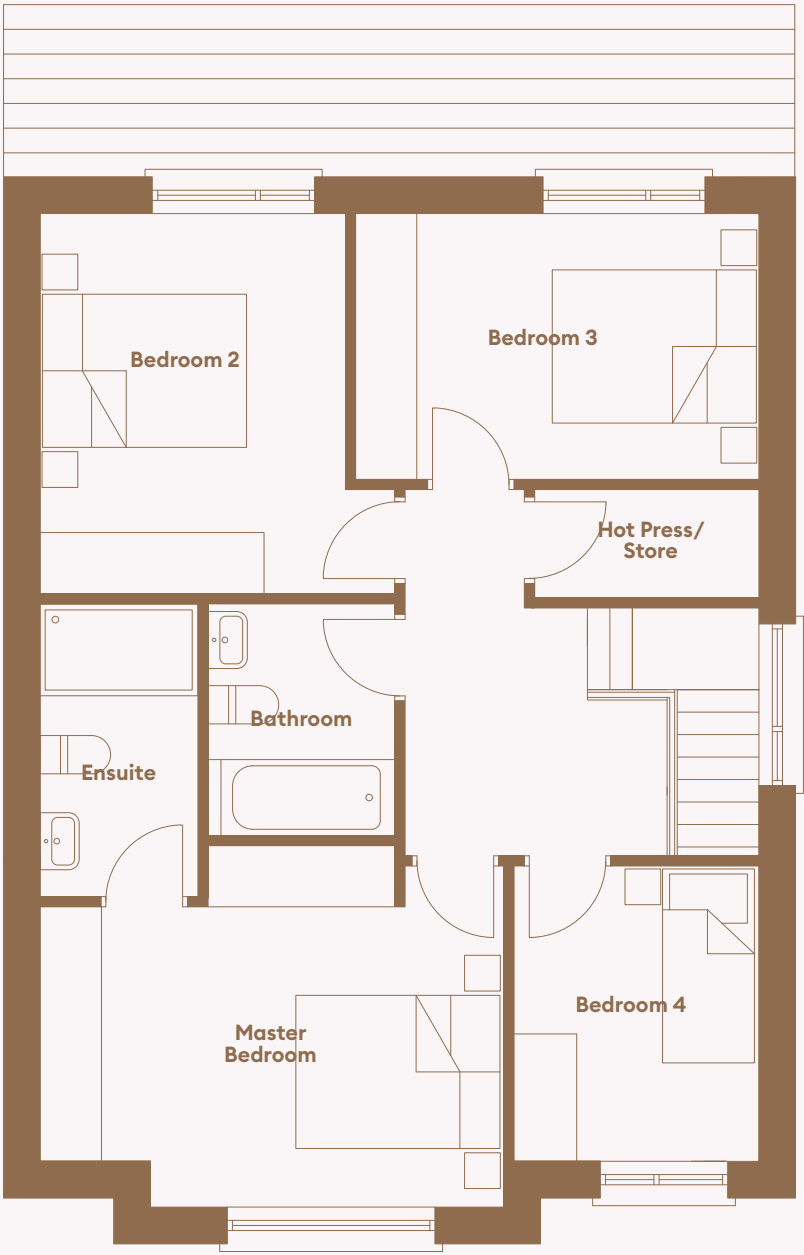
Type E

4 BED SEMI-DETACHED

c.146 sq.m /
1,571 sq.ft



GROUND FLOOR



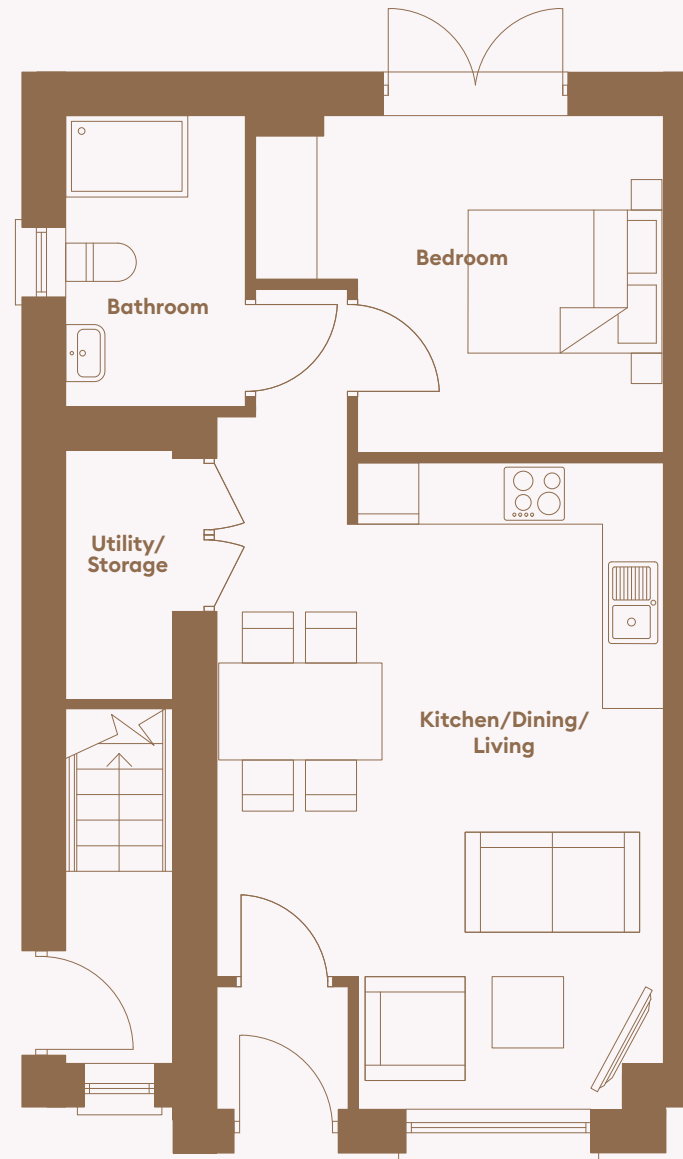
FIRST FLOOR

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Type F

1 BED OWN DOOR
GROUND FLOOR
APARTMENT

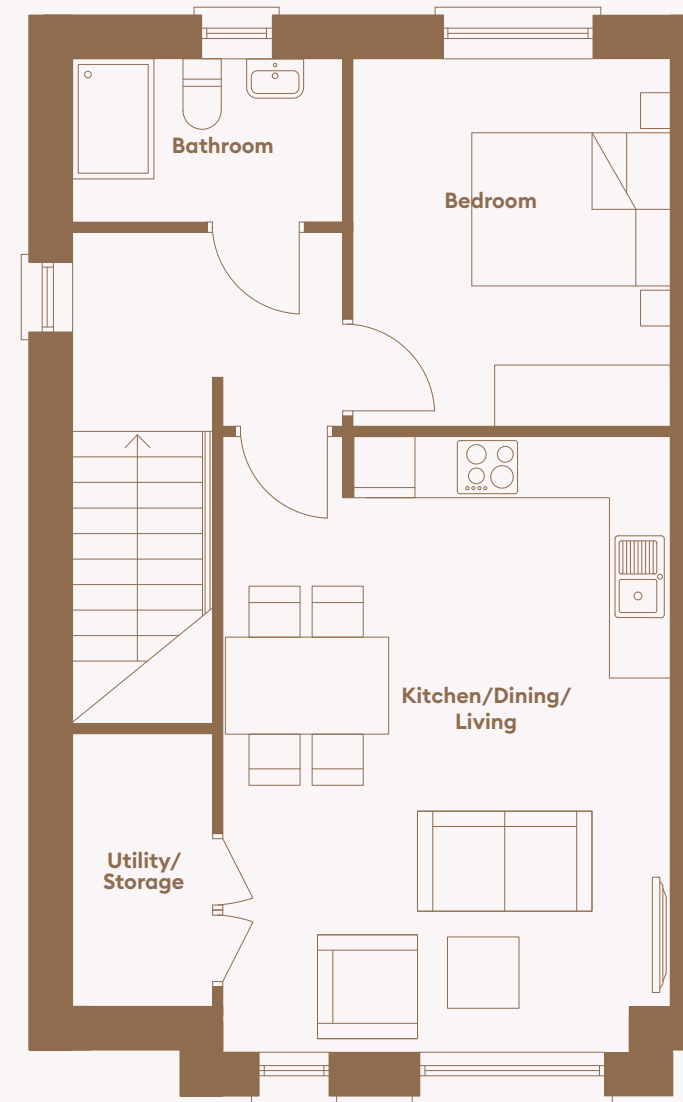
c.50 sq.m /
538 sq.ft



Type F

1 BED OWN DOOR
FIRST FLOOR
APARTMENT

c.55 sq.m /
592 sq.ft



A DEVELOPMENT BY



WWW.DWELLINGS.IE

REGISTER YOUR INTEREST:

OCM

**O'CONNOR
MURPHY**

061 279 300
info@oconnormurphy.ie
www.oconnormurphy.ie

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